

**CARMEL REDEVELOPMENT COMMISSION Meeting, Tuesday,
August 31, 2010**

President Ron Carter called the meeting to order at 8:08 a.m. Commission members Carolyn Anker, Bill Hammer, and Tom Crowley were present, constituting a quorum. Also present were Megan McVicker and Matt Worthley.

Others present:

Brandon Bogan, Brandon Weddle, Tim Russell

The Pledge of Allegiance was said.

Rejection of all bids for PARCEL 7A/B – Center for the Performing Arts– Site Work Package 1

Bids were received for Parcel 7A/B – Center for the Performing Arts – Site Work Package 1 at the August 18, 2010 regular CRC meeting. Mr. Worthley referenced a handout distributed to Commissioners outlining the portion of the project being rejected.

Mr. Hammer requested the proposed approach and procedure. Mr. Worthley stated that all bids received at the August 18 meeting were rejected for non-conformity and parts of the work may now be awarded through installment purchase contracts, to be addressed later in the meeting.

Mr. Carter expressed his concern with vendor load-in and use of The Green space for the Farmers Market. Mr. Bogan distributed a diagram of The Green. Mr. Carter stated more time was needed to study the diagram and discuss vendor load-in.

Mr. Hammer moved to approve action item #1, rejection of all bids for Parcel 7A/B Sitework Package 1. Seconded by Mr. Crowley and passed unanimously.

Approval of contracts for PARCEL 7 – The Palladium at the Center for the Performing Arts: Signage Package P12

Bids were received for the signage package at the August 18, 2010 regular CRC meeting. CSO Architects reviewed the bids and recommended Bunting Graphics as the low bidder.

Discussion ensued with regards to the dollar amount for approval.

Mr. Bogan stated CSO Architects reviewed the bids with Kiku Obatu and Bunting Graphics to ensure all items were covered within the package.

Discussion ensued regarding cost differences from other bids received.

Mr. Hammer moved to approve the contract with Bunting Graphics in the amount of \$454,080 for the Parcel #7 signage package. Seconded by Ms. Anker and passed unanimously.

Approval of contracts for PARCEL 7 – Center for the Performing Arts: Pianos

Bids for Center for the Performing Arts pianos were received at the August 18, 2010 regular CRC meeting. CSO Architects reviewed the bids and recommended Meridian Music as the low bidder.

The bid has been reviewed by Steven Libman and Michael Feinstein and meets the requirements for the Center.

Mr. Hammer moved to approve the awarding of the contract for Parcel 7 pianos for the Performing Arts Center in the amount of \$222,840. Seconded by Ms. Anker and passed unanimously.

Approval of contracts for PARCEL 7 – Center for the Performing Arts - Site Work and Roadway

Mr. Worthley referenced a handout distributed to Commissioners detailing the breakdown and cost of the Parcel 7 site work. It was recommended the Commission approve a contract in the amount of \$2,098,700 for the Parcel 7 site work, subject to available funding.

Ms. Anker requested an outline of the process of what was rejected in action item #1.

Mr. Bogan stated, due to non-conformity of the bids submitted at the August 18, 2010 CRC Meeting, REI, Meyer Najem and CSO Architects reviewed the process and numbers with bidders in order to rebid the contract. The proposed contract covers all of the scope that was included in the original package with the base bid and alternates. Mr. Bogan stated that a savings of approximately \$300,000 may be realized through this process.

Mr. Hammer moved approval of the contract subject to the chair having adequate time to review the layout to ensure it is adequate for use by Carmel Farmers Market and other related uses.

Mr. Weddle approached the microphone and stated the timing of the project was crucial and that the roadway around The Green must be completed by December 1, 2010 to allow SEP to move in. Mr. Weddle stated the project within The Green that would become the location for the Farmers Market will be done as a second phase and modifications could be made at a later date. Mr. Weddle requested approval be given due to time constraints with construction of the road.

Mr. Carter stated his discomfort of approving the plans without having had time to look at the width of the road and how vendor-load in would take place for the Farmers Market. Discussion ensued.

Mr. Bogan recommended approving the proposed contract at the meeting and making any changes within the following few days after reviewing the plans but before anything would progress on the site. Discussion ensued with concerns of timing and potential for change orders.

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Discussion ensued regarding the width of the drive and how to accommodate load-in of Farmers Market vendors, the original plans, the agreement with SEP, materials used for the road, potential solutions and the Farmers Market's plans for using the space.

Mr. Crowley questioned the ramifications of not completing the road on time. Mr. Weddle stated the tenant would not be able to move in.

Mr. Carter requested time to consult with CSO, Farmers Market vendors and staff and questioned the result of delaying approval of the contract by one week.

Mr. Weddle outlined the schedule for completion and stated they needed to begin the preliminary work within the week in order to stay on schedule.

Mr. Crowley questioned if a motion could be made that would approve certain portions of the contract to allow work for the beginning phases of the project to keep them on schedule and then approve the other portions of the contract at a later date after the Farmers Market had time to review the design layout. Discussion ensued.

Mr. Hammer withdrew his previous motion.

Discussion ensued with regard to the creation of a motion to ensure all critical components were included.

Mr. Crowley moved to award 50% of the proposed \$2,098,700 contract presented to them for the Parcel 7 Sitework for the base bid and alternate #1 and any other items needed to stay on schedule until the Farmers Market issue is resolved. Seconded by Mr. Hammer.

Discussion ensued as to whether the proposed motion covered what was crucial to move forward with the work.

The motion and second for the motion were withdrawn.

Mr. Crowley moved to award the base bid and alternates #2, #3, and #6 of roughly \$1,050,000, and address approval of alternates #1, #4, #5 and #7 in two weeks pending the Farmers Market event space and amenities issues being resolved. Seconded by Mr. Hammer.

The motion and second were withdrawn.

Mr. Crowley moved to approve the base bid and alternates #2, #3 and #6. Seconded by Ms. Anker and passed unanimously.

Old Business

None at this time.

New Business

None at this time.

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Adjournment

Ms. Anker moved the meeting be adjourned and seconded by Mr. Hammer. The meeting was adjourned at 9:08 a.m.